

STAFF REPORT TO COUNCIL

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DATE: February 21, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Ian Wells, General Manager of Planning and Development

SUBJECT: Rezoning Amendment Application No. RZ100649 (Bylaw No. 9100)

APPLICANT: Chernoff Thompson Architects North for Devinder and Sarjawan Parmar
LOCATION: 525 Alward Street

ATTACHMENTS: Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9100
Supporting Documents

RECOMMENDATIONS:

THAT Council:

1. GIVES First and Second Reading to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9100, 2019"; and
2. PERMITS the Public Hearing for proposed Bylaw No. 9100 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
 - a. Receipt of a Servicing Study
 - b. Receipt of a Traffic Generation Brief

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the General Manager of Planning and Development.

PURPOSE:

The applicant would like to rezone 525 Alward Street (subject property) from RM5: Multiple Residential to C8: Commercial Conversion to facilitate the development of a Domino's Pizza Restaurant, which will include ancillary offices and a training space for the use of the restaurant operation.

Background

Site Characteristics

Location	525 Alward Street
Legal Description	Parcel A (Being a Consolidation of Lots 1-4, see CA4518199), Block 67, District Lot 343, Cariboo District, Plan 1268
Current Use	Undeveloped

Site Area	1231 m ²
OCP Designation	Neighbourhood Residential; Neighbourhood Corridor
Growth Management Class	Growth Priority; Infill
Servicing	City Services Available

Zoning (see Appendix “A” to Bylaw No. 9100)

Current Zoning	RM5: Multiple Residential
Proposed Zoning	C8: Commercial Conversion

Surrounding Land Use Table

North	5 th Avenue; Residential
South	Residential
East	Alward Street; Residential
West	Lane; Residential

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Residential and Neighbourhood Corridor in Schedule B-6: Future Land Use of the Official Community Plan (OCP). The Neighbourhood Corridor designation supports local commercial nodes at intersections of collector and arterial roads, including retail, personal services, service-oriented office uses and food & beverage establishments intended to draw residents from surrounding neighbourhoods.

The subject property is situated on the corner of 5th Avenue and Alward Street, one block from the intersection of 5th Avenue (arterial) and Carney Street (major collector). The location is part of an active transportation network, as it is connected to existing sidewalks and is in close proximity to transit stops (25 m), and multiple bike lanes. It is within walking distance to local neighbourhoods, businesses and Duchess Park Secondary. As the proposed Domino’s Pizza Restaurant is a food and beverage establishment located in close proximity to the intersection of a collector and arterial road and is intended to draw residents from surrounding areas, is it consistent with the Neighbourhood Corridor Designation.

Growth Management

The subject property is designated as Growth Priority and Infill on Schedule B-4: Growth Management of the Official Community Plan. Properties designated as Growth Priority and Infill are intended to be a priority for redevelopment and infill projects (Policy 8.1.1).

Growth Management designations allow the City to direct growth in ways that support community goals. The Official Community Plan indicates that areas designated as Growth Priority and Infill should be a priority for upgrades and extensions to networks and services (e.g. pipes, sidewalks, roads etc.). Further, these areas are intended to facilitate redevelopment and infill, create land-use patterns which are supportive of walking, cycling and transit, promote walkable communities, strengthen neighbourhoods, minimize replacement and maintenance of infrastructure, and remove barriers to growth (Policy 8.1.10).

The proposed rezoning will facilitate infill development within an established neighbourhood and utilize existing City infrastructure. The close proximity of the proposed development to existing sidewalks, bike lanes and transit stops will support an active pedestrian network

Administration supports this application, as it is consistent with the policy direction within the OCP for Neighbourhood Corridors, and properties designated as Growth Priority and Infill.

Development Permit

Should this application be approved, any future development on the subject property will trigger a Commercial Form and Character Development Permit. The Commercial Form and Character Development Permit is intended to foster improved design of commercial buildings; provide an opportunity for human-scale considerations; and provide an appropriate degree of landscaping with special attention to the human-scale, streetscape and adjacent non-commercial uses. Should future development occur on the subject property, Administration will have the opportunity to review the form and character of the proposed development, parking, site access and egress, and landscaping.

Zoning Bylaw

The subject property is zoned RM5: Multiple Residential. The purpose of this zone is to provide for multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing. The applicant has applied to rezone the subject property to C8: Commercial Conversion to facilitate a Domino's Pizza restaurant. The purpose of this zone is to provide for the conversion and replacement of older dwellings to a limited range of non-retail commercial uses.

As mentioned above, the applicant proposes to construct a new Domino's Pizza Restaurant with ancillary offices and a training space. The C8 zone allows for a variety of commercial uses, including restaurant and office. Therefore, the proposal is consistent with the intent of the C8: Commercial Conversion zone.

Administration supports this application, as it is consistent with the intent of the C8: Commercial Conversion Zone and is compatible with adjacent uses.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. The following comments were received during the referral process.

Servicing Brief

A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required. The Servicing Brief will address technical issues related to water supply, sanitary sewer collection, and storm drainage system designs.

Administration recommends that Third Reading of Bylaw No. 9100 be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

Traffic Generation Brief

A Traffic Generation Brief and Site Circulation Analysis prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required.

Administration recommends that Third Reading for Bylaw No. 9100 be withheld until a Traffic Generation Brief and Site Circulation Analysis has been prepared and submitted to the satisfaction of Administration.

ALTERNATIVES:

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9100, 2019 be approved.

SUMMARY AND CONCLUSION:

The applicant would like to rezone the subject property from RM5: Multiple Residential to C8: Commercial Conversion to facilitate a Domino's Pizza Restaurant, including ancillary offices and a training space at 525 Alward Street. Administration supports this application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager of Planning and Development

PREPARED BY: Nicole Fraser, Planner

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/03/09

Report Approval Details


Document Title:	2020 RZ100649 Staff Report to Council.docx
Attachments:	- 2020_RZ100649_Location_Map.pdf - 2020_RZ100649_Appendix_A.pdf - 2020_RZ100649_Supporting_Documents.pdf
Final Approval Date:	Feb 27, 2020

This report and all of its attachments were approved and signed as outlined below:

Mandy Stanker - Feb 26, 2020 - 8:42 AM



Deanna Wasnik - Feb 26, 2020 - 10:35 AM



Ian Wells - Feb 27, 2020 - 11:02 AM



Kathleen Soltis - Feb 27, 2020 - 6:55 PM